

Town of East Hampton
Zoning Board of Appeals
300 Pantigo Road, East Hampton, NY 11937



APPROVED MINUTES OF MEETING

Date: August 2nd 2016
Time Started: 6:30 p.m.

Members Present:

John P. Whelan, Chairman
Cate Rogers, Vice Chair
David Lys, Member

Also Present:

Denise Savarese, Legislative Secretary
Elizabeth Baldwin, Counsel to the Board

Not Present:

Roy Dalene, Member

Public Hearing:

Applicant: Merle Hoffman – SCTM# 300-35-1-119 – 56 Hedges Banks Drive, East Hampton – Project description is to relocate the pool equipment and install a generator and to legalize an existing stairway to the beach on a parcel of land containing bluffs and beaches. Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted the Affidavit of Service and Posting is in order. Member Lys conducted a Field Inspection and reported his findings to the Board.

Speakers at the Public Hearing:

Laurie Wiltshire – Land Planning Services
Lisa D’Andrea – Planning Department

Member Lys made a motion to close the Public Hearing. Vice Chair Rogers seconded. All members were in favor.

Work Session:

Extension of Time:

Cynthia Hahn – SCTM# 300-28-6-29.4 – 167 South Fairview Avenue, Montauk

Tabled Board Determination:

Sean MacPherson – SCTM# 300-32-7-31 – 15 Miller Avenue, Montauk – Construction protocol and survey received from Britton Bistran.

Minutes:

Chairman Whelan made a motion to approve the Minutes of July 26th 2016. Vice Chair Rogers seconded. All members were in favor.

Resolutions Signed:

Alexandra Shiva & Jonathon Sherman – SCTM# 300-23-1-29 – Vice Chair Rogers made a motion to approve the Resolution Amending Determination. Member Lys seconded. All members were in favor.

Eileen Jean Karl Trust – SCTM# 300-31-1-34 – Member Lys made a motion to approve the Resolution Amending Determination. Vice Chair Rogers seconded. All members were in favor.

Public Hearing:

Applicant: 133 Mulford LLC – SCTM# 300-20-2-16 – 51 East Lake Drive, Montauk – Project description is to demolish the existing residence and construct a 3,394 sq. ft. two story residence with 2,635 sq. ft. of first story, second story, and roof decks, a 148 sq. ft. covered porch, a pool, and an upgraded sanitary system on a parcel of land with freshwater wetlands.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted the Affidavit of Service and Posting is in order. Vice Chair Rogers conducted a Field Inspection and reported her findings to the Board.

Public Speakers at Public Hearing:

Britton Bistran, Agent, for the Applicant
Carol Andrews, 49 East Lake Drive, Montauk
Jim Conroy, Applicant
Lisa D'Andrea, Planning Department

Vice Chair Rogers made a motion to close the Public hearing but leave the record open until August 16th 2016 for 1) Interpretation from Building Inspector 2) Dimensions properly depicted on Survey 3) Comments from neighbor, Carol Andrews – Member Lys seconded. All members were in favor.

Public Hearing:

Applicant: Gregory Zwirko – SCTM# 300-108-2-4.2, 6 – 11 & 15 Shore Drive West, Amagansett – Project description is to raise the first floor elevation of an existing and residential appurtenances from 6 ft. above sea level to 12 ft. on a piling foundation and to relocate an existing shed on a parcel of land containing tidal wetlands, dune land and beach vegetation.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted the Affidavit of Service and Posting is in order. Member Lys conducted a Field Inspection and reported his findings to the Board.

Speakers at Public Hearing:

Richard Whalen, Esq. for the Applicant
Gregory Zwirko, Applicant
Doug Schumacher, Neighbor
Brian Frank, Planning Department

Member Lys made a motion to close the Public Hearing and leave the record open for a written determination from the Planning Board regarding applicability of the 1989 Covenants and Restricts established by the Planning Board. Vice Chair Rogers seconded. All members were in favor.

Public Hearing:

Applicant: Camellia Weinstein – SCTM# 300-31-4-17 – 6 Prentice Place, Montauk – Project description is to demolish the existing residence and associated structures and to construct a 2,473 sq. ft. two story residence outside of the Town's pyramid regulations, with porch, deck, outdoor shower, new driveway, and sanitary system.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted the Affidavit of Service and Posting is in order. Vice Chair Rogers conducted a Field Inspection and reported her findings to the Board.

Speakers at Public Hearing:

Eric Bregman, Attorney for the Applicant
Maria Erwin, 10 Prentice Place, Montauk
Gertrude Murphy, 60 S. Aetna Avenue, Montauk
Tyler Borsack, Planning Department

Vice Chair Rogers made a motion to close the Public Hearing and record. Member Lys seconded. All members were in favor.

Work Session:

Possible Administrative Application:

Kevin & Crystalyn Hummel – SCTM# 300-127-2-36 – 20 Devon Landing Drive, Amagansett – Residence, pool, patio, garage, sanitary system – Member Lys made a motion to approve application going administratively. Vice Chair Rogers seconded. All members were in favor.

91 Monroe 2015 Revocable Trust – SCTM# 300-70-1-22 – 91 Monroe Drive, Montauk Residence, septic system, driveway, decking – Vice Chair Rogers made a motion to approve application going administratively. Member Lys seconded. All members were in favor.

David & Kimberly Brauer – SCTM# 300-39-14-14.1 – 1076 Springs Fireplace Road, East Hampton – Vice Chair Rogers made a motion to approve application going administratively. Member Lys seconded. All members were in favor.

Adjourn:

Member Lys made a motion to adjourn the meeting. Vice Chair Rogers seconded. All members were in favor.

John P. Whelan, Chairman
Zoning Board of Appeals